

MDR PLAT NO.17772
RECEIVED
FOR RECORD OCT 26 2005

CURVE DATA						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	120.00	19°41'08"	41.23	20.82	41.03	S83°21'48"W
2	25.00	53°54'54"	21.53	12.72	22.67	S66°14'54"W
3	50.00	26°41'21"	23.29	11.86	23.08	S52°38'08"W

COORDINATE TABLE		
NO.	NORTHING	EASTING
9	568,168.907	1,377,755.684
23	567,819.579	1,377,996.188
24	567,810.450	1,377,975.941
25	567,805.708	1,377,934.689
32	568,223.677	1,377,905.443

MINIMUM LOT SIZE CHART				
LOT	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE	
13	12,617 SF	606 SF	12,011 SF	
14	13,103 SF	1,058 SF	12,045 SF	
15	13,509 SF	1,509 SF	12,000 SF	
16	13,966 SF	1,966 SF	12,000 SF	

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED), AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

William L. Machen 8/31/05
WILLIAM L. MACHEN
PROFESSIONAL LAND SURVEYOR
MD. REG. #9011

FOR NVR, INC.

Timothy Naughton
VICE PRESIDENT

FOR ELLICOTT CITY LAND HOLDING, INC.

Donald Reuwer
PRESIDENT

AREA TABULATION FOR THIS SHEET		
1. TOTAL NUMBER OF LOTS TO BE RECORDED:	5	
2. TOTAL NUMBER OF BUILDABLE LOTS:	0	
3. TOTAL NUMBER OF OPEN SPACE LOTS:	0	
4. TOTAL AREA OF LOTS TO BE RECORDED:	1,4970 AC.	
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC.	
6. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	0.0000 AC.	
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1,4970 AC.	

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

Robert J. Weber 9/21/05
COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 9/26/05
DATE

Director 9/26/05
DATE

CLARK · FINEFROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS
7135 MINISTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 821-8100 WASH.

OWNERS' CERTIFICATE
WE, ELLICOTT CITY LAND HOLDING, INC., AND NVR, INC. OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

Witness our hands this 1st day of SEPTEMBER 2005.
FOR ELLICOTT CITY LAND HOLDING, INC. DONALD REUWER, PRESIDENT
FOR NVR, INC. TIMOTHY NAUGHTON, VICE PRESIDENT

- PROJECT BACKGROUND:
LOCATION: FIRST ELECTION DISTRICT - TAX MAP 31, GRID 16
DEED REFERENCE: 996/245 AND 5889/315, 5091/702.
ZONING: R-20
TOTAL TRACT AREA: 13.80 ACRES ±
AREA OF 80% UTILITY EASEMENT: 1.08 ACRES ±
NET AREA: 12.72 ACRES ±
NUMBER OF PROPOSED LOTS: 26 (22 BUILDABLE & 4 OPEN SPACE)
ACREAGE OF PROPOSED BUILDABLE LOTS: 6.88 ACRES ±
ACREAGE OF NON-BUILDABLE PARCEL "A": 0.21 ACRES ±
OPEN SPACE REQUIRED: 5.09 ACRES ± (40% OF NET AREA)
OPEN SPACE PROVIDED: 5.83 ACRES ±
OPEN SPACE CREDITED: 5.14 ACRES ±
OPEN SPACE NON-CREDITED: 0.71 ACRES ±
RECREATIONAL OPEN SPACE REQUIRED (24 UNITSX200 SQ.FT.): 4,800SQ.FT.
RECREATIONAL OPEN SPACE PROVIDED: 5,192 SQ. FT.
PROPOSED ROAD DEDICATION: 0.78 ACRES ±
AREA OF STEEP SLOPES: N/A
AREA OF 100 YEAR FLOODPLAIN: N/A
DPZ REFERENCE #: SP-02-07, WP-03-63, F-04-36, WP-04-85, WP-04-142.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED FEBRUARY 2002 BY MILDENBERG, BOENDER & ASSOC, INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA & 31EB.
STA. No. 31EA N 568,641.124 E 1,374,915.936 ELEV. 469.604
STA. No. 31EB N 568,730.984 E 1,376,273.491 ELEV. 453.398
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO STEEP SLOPES, STREAMS, OR FLOODPLAIN EXIST ON-SITE.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE BY ON-SITE SAND FILTER AND NATURAL AREA CONSERVATION EASEMENT CREDITS. SWM FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.

- THE PROPERTY IS RECORDED AS HO-390, TALBOT'S LAST SHIFT IN THE HOWARD COUNTY HISTORIC SITES INVENTORY. THE ORIGINAL INVENTORY FORM ON THE PROPERTY DATES THE STONE HOUSE TO THE 18TH CENTURY AND THE FRAME ADDITIONS TO THE LATE 19TH CENTURY. THE TWO STORY STONE HOUSE, STONE SPRING HOUSE AND LOG SMOKEHOUSE ARE TO REMAIN. ALL OTHER STRUCTURES ARE TO BE REMOVED. THE HOUSE AND SMOKEHOUSE ARE LOCATED ON LOT 3.
- DENOTES PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT
- DENOTES PRIVATE USE IN COMMON ACCESS PLACE EASEMENT.
- DENOTES PUBLIC SEWER, WATER, DRAINAGE & UTILITY EASEMENT
- DENOTES PRIVATE DRAINAGE & UTILITY EASEMENT
- DENOTES FOREST CONSERVATION (RETENTION) CREDIT EASEMENT
- DENOTES FOREST CONSERVATION (REFORESTATION) CREDIT EASEMENT
- DENOTES WETLANDS
- DENOTES NON-CREDITED OPEN SPACE
- DENOTES PUBLIC TREE MAINTENANCE EASEMENT
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- THE 4'X10' CONCRETE REFUSE AND RECYCLE COLLECTION PLAD (6 INCHES IN DEPTH) WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY THE OWNERS OF LOTS 4-10 PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATIONS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

- THE PROPERTY IS RECORDED AS HO-390, TALBOT'S LAST SHIFT IN THE HOWARD COUNTY HISTORIC SITES INVENTORY. THE ORIGINAL INVENTORY FORM ON THE PROPERTY DATES THE STONE HOUSE TO THE 18TH CENTURY AND THE FRAME ADDITIONS TO THE LATE 19TH CENTURY. THE TWO STORY STONE HOUSE, STONE SPRING HOUSE, AND LOG SMOKEHOUSE ARE TO REMAIN. ALL OTHER STRUCTURES ARE TO BE REMOVED. THE EXISTING STONE HOUSE LOCATED ON LOT 3 HAS AN ADDRESS OF 9231 TALBOTS LANDING ELLICOTT CITY, MARYLAND 21043, AND WILL HAVE A CHANGE OF ADDRESS. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE CURRENT ZONING REGULATIONS REQUIRE.
- OPEN SPACE LOT 28 IS DEDICATED TO HOWARD COUNTY, MARYLAND, AND OPEN SPACE LOTS 23,24,42,62 ARE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THE SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- LANDSCAPING FOR LOTS 1 THRU 22 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN. AS PART OF CONSTRUCTION DRAWINGS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE PLAN.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (38 SHADE TREES, 22 SMALL DECIDUOUS/ORNAMENTAL TREES, 20 EVERGREENS, 18 PRIVATE STREET TREES) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$23,100.00.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE TO THESE LOTS HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE SEPTEMBER 3, 2004 ON WHICH DATE DEVELOPERS AGREEMENT # 14-4089-D WAS FILED AND ACCEPTED.
- WETLAND DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONAL, INC. DATED APRIL 2000.
- THIS PROJECT IS SUBJECT TO THE 5TH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND TO THE COUNTY COUNCIL BILL 50-2001 ZONING REGULATIONS AMENDMENT.
- STORMWATER MANAGEMENT CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND DESIGN MANUAL. SWM WILL BE PRIVATE.
- A WAIVER PETITION WAS FILED ON MAY 19, 2004 REQUESTING TO WAIVE SECTION 16.123(a)(2) TO ALLOW ISSUANCE OF A GRADING PERMIT FOR MASS GRADING FOR INFRASTRUCTURE IMPROVEMENTS PRIOR TO SIGNATURE APPROVAL OF CONSTRUCTION DRAWINGS; AND SECTION 16.147(a) TO ALLOW ISSUANCE OF A GRADING PERMIT PRIOR TO SIGNATURE APPROVAL OF THE ROAD CONSTRUCTION DRAWINGS AND EXECUTION OF A DEVELOPER'S AGREEMENT COVERING FINANCIAL OBLIGATIONS WITH APPROPRIATE SECURITY GUARANTEES. THE WAIVER, WP-04-142, WAS APPROVED ON JUNE 16, 2004 SUBJECT TO THE FOLLOWING CONDITIONS:

- PROVIDE A GRADING PLAN WITH ALL UTILITIES, PAVEMENT AND STRUCTURES REMOVED TO HOWARD SOIL CONSERVATION DISTRICT.
- PRIOR TO COMMENCEMENT OF ANY ACTIVITY ON THE SITE, OBTAIN A GRADING PERMIT TO MASS GRADE THE SITE IN ACCORDANCE WITH THE GRADING PERMIT EXHIBIT (SHOWING A LIMIT OF DISTURBANCE GENERALLY ALONG THE SITE BOUNDARY AND TO PROTECT THE ENVIRONMENTAL FEATURES ON OPEN SPACE LOT 26).
- INSTALL, INSPECT AND MAINTAIN ALL SEDIMENT AND EROSION CONTROLS IN COMPLIANCE WITH THE SOIL CONSERVATION DISTRICT REQUIREMENTS.
- COORDINATE THE SITE INSPECTIONS WITH THE CID OF THE DPW. HAVE A QUALIFIED PRIVATE CONSTRUCTION INSPECTOR ON SITE AT ALL TIMES DURING GRADING AND CONSTRUCTION OF ALL INFRASTRUCTURE IMPROVEMENTS.
- OBTAIN SIGNED ROAD CONSTRUCTION DRAWINGS AND SIGNED WATER AND SEWER DRAWINGS AND DEVELOPER'S AGREEMENTS AS SOON AS POSSIBLE AND PRIOR TO SUBMISSION OF THE PLAT ORIGINALS.

OWNERS:
ELLICOTT CITY LAND HOLDING, INC. NVR, INC.
c/o DONALD REUWER c/o TIMOTHY NAUGHTON
5300 DORSEY HALL DRIVE 6085 MARSHALEE DRIVE, SUITE 130
ELLICOTT CITY, MARYLAND 2104 ELK RIDGE, MARYLAND 21075
443-367-0422 410-379-5956

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY DEBORAH ELLICOTT & ROBERT HARTZELL TO ELLICOTT CITY LAND HOLDING, INC. BY DEED DATED SEPTEMBER 29, 2003 AND RECORDED IN LIBER 7702 AT FOLIO 558 AND THE ESTATE OF KENNARD S. & CHARLOTTE DOBSON TO ELLICOTT CITY LAND HOLDING, INC. BY DEED DATED SEPTEMBER 29, 2003 AND RECORDED IN LIBER 7702 AT FOLIO 553 ALSO BEING A PART OF THE LAND CONVEYED BY ELLICOTT CITY LAND HOLDING, INC. TO NVR, INC. BY THE FOLLOWING THREE (3) DEED (1) DATED JULY 15, 2005 AND RECORDED AUGUST 9, 2005 (2) DATED AUGUST 5, 2005 AND RECORDED AUGUST 16, 2005 (3) DATED AUGUST 12, 2005 AND RECORDED AUGUST 16, 2005. ALSO BEING LOTS 13, 15 AND 16 AS SHOWN ON PLAT ENTITLED "ILCHESTER OAKS" AND RECORDED IN PLATS NO'S. 17005 - 17008, ALL RECORDS BEING AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

William L. Machen 31 August 2005
WILLIAM L. MACHEN
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. #9011

- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH OPEN SPACE LOTS 25 THRU 28. ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION HAVE BEEN MET BY ON-SITE RETENTION OF 1.97 ACRES AND REFORESTATION OF 0.28 ACRES. FINANCIAL SURETY FOR THE 1.97 ACRES (85,813.2 SQ.FT.) OF RETENTION IN THE AMOUNT OF \$17,182.84 AND 0.28 ACRES (11,325.6 SQ.FT.) OF REFORESTATION IN THE AMOUNT OF \$5,663.80 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$22,825.44. THIS PLAT OF REVISION IS EXEMPT.
- THE PURPOSE OF NON-BUILDABLE PARCEL A IS FOR INGRESS/EGRESS FOR PARCELS 706, 703, 711, 709, 710, 699 AND LOT 10A. PARCEL A WILL BE TRANSFERRED AS A FEE SIMPLE TRANSACTION TO LOT 10A AT NO CHARGE TO LOT 10A SINCE THE LAND TRANSFER IS A REQUIREMENT OF THE SUBDIVISION PROCESS.
- THIS PROJECT IS A SUBJECT TO A WP-03-63 TO WAIVE SECTIONS: 16.120(b)(4)(iv), 16.120(c)(2)(i), 16.121(a)(1) AND 16.121(a)(2). APPROVED ON JANUARY 14, 2003 SUBJECT TO FOLLOWING CONDITIONS: (1) PROVIDE A MINIMUM 20' ACCESS EASEMENT TO THE OPEN SPACE 26 WITHOUT OBLIGATION TO DEPARTMENT OF RECREATION AND PARKS TO SHARE IN DRIVEWAY MAINTENANCE. (2) PROVIDE MINIMUM 24' SHARED ACCESS EASEMENT FOR LOTS 2 & 3, EXTENDED TO THE SOUTHERN BOUNDARY OF LOT 3. (3) PROVIDE A PEDESTRIAN CROSSING BRIDGE ACROSS THE WETLANDS AND STREAM ON OPEN SPACE LOT 26, OVER THE PROPOSED WATER, SEWER AND UTILITY EASEMENT.
- APPLICATION WAS APPROVED ON MAY 5, 2004, BY THE MDE NON-TIDAL WETLANDS & WATERWAYS DIVISION FOR THE DRIVEWAY CROSSING OF THE WETLANDS, STREAM, AND THEIR BUFFERS FOR THE INSTALLATION OF A WATER & SEWER MAIN UNDER TRACKING # 03-NF-0509/200406096.
- ARTICLES OF INCORPORATION FOR "ILCHESTER OAKS HOMEOWNERS' ASSOCIATION, INC". IDENTIFICATION # D10013811. THIS PROPERTY WAS FORMERLY REFERRED TO AS "DOBSON PROPERTY."
- A WAIVER PETITION WAS FILED ON DECEMBER 18, 2003 REQUESTING TO WAIVE SECTION 16.120(a)(iv) TO ALLOW WETLANDS AND WETLAND BUFFER ON A RESIDENTIAL LOT LESS THAN 10 ACRES IN SIZE IF THE BUILDING ENVELOPE IS NO CLOSER THAN 35 FEET FROM THE ENVIRONMENTAL FEATURES. THE WAIVER, WP-04-85, WAS APPROVED ON FEBRUARY 5, 2004 SUBJECT TO THE FOLLOWING CONDITIONS: ON F-03-38 AND THE SUBSEQUENTLY, (1) PROVIDE A MINIMUM 20' ACCESS EASEMENT TO THE OPEN SPACE 26 WITHOUT OBLIGATION TO DEPARTMENT OF RECREATION AND PARKS TO SHARE IN DRIVEWAY MAINTENANCE. (2) PROVIDE MINIMUM 24' SHARED ACCESS EASEMENT FOR LOTS 2 & 3, EXTENDED TO THE SOUTHERN BOUNDARY OF LOT 3. (3) PROVIDE A PEDESTRIAN CROSSING BRIDGE ACROSS THE WETLANDS AND STREAM ON OPEN SPACE LOT 26, OVER THE PROPOSED WATER, SEWER AND UTILITY EASEMENT.
- THIS PLAT IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND ZONING REGULATIONS AS AMENDED BY CB 50-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH THE SUBDIVISION AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.

THE SOLE PURPOSE OF THIS PLAT IS TO ADD LOT 12 TO THE 24' PRIVATE USE IN COMMON ACCESS EASEMENT AND CORRECT MINOR MATHEMATICAL ERRORS

RECORDED AS PLAT _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
ILCHESTER OAKS
LOTS 12 THRU 16

TAX MAP 31 PARCELS 641 & 841 GRID 16
FIRST (1ST) ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: AUGUST, 2005
DPZ FILES SP-02-07, WP-03-63 WP-04-85, WP-04-142
F-04-36 SHEET 1 OF 1

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CHKD: WLM DRAWN: JPH JOB NO.: 04-001 FILE NO.: 04-001 R

COUNTY FILE # F-06 -061